

PUBLIC MEETING

ZONING AMENDMENT BYLAW NO. 2609, 2025

Date: Monday, February 24, 2025 At 3pm

Location: City Hall, 10631 100 Street

The proposed bylaw affects Lot 2, EPP133410, Parcel ID 032-102-283, commonly known as 9620 100 Ave. The City of Fort St. John is amending the text of Zoning Bylaw 2470, 2019 to add “Apartment only on Lot 2 Section 6 Township 84 Range 18 West of the 6th Meridian Peace River District Plan EPP133410 (PID: 032-102-283)” as a principal use in the INS-1 Institutional Zone. The INS-1 Institutional Zone currently allows “RM-3 Zone Permitted Uses” as an accessory use. The RM-3 Multiple Dwelling Housing (Medium Density) zone allows for “Apartment” as a use, meaning apartments are already an allowed accessory use in the Institutional Zone. This amendment will mean apartments can be either a principal or accessory use for all future developments in the Institutional Zone on this property.

This amendment supports the Fort St. John Association for Community Living (FSJ ACL) in developing an apartment complex on 9620 100 Ave, the remainder of the former hospital site, directly east of the new VRS building (currently under construction). The FSJ ACL has been approved through BC Builds to seek a developer that they can partner with to access low-interest repayable loans and grants, and speed up project timelines to reduce how long it takes to get a building from concept to construction. For more information on this project please visit <https://www.bcbuildshomes.ca/development-opportunities>.

A copy of the proposed bylaw and related documents may be inspected at City Hall – 10631 100 Street, Fort St. John, BC between the hours of 8:30 am to 4:30 pm from Thursday, February 20, 2025 to Monday February 24, 2025.

Your comments are important and residents who wish to make comments on this proposed application can submit them in one of the following ways, by 4:30 pm on Friday, February 21, 2025:

- Mailing or hand delivering a letter to City Hall:
10631 - 100 Street, Fort St. John, BC V1J 3Z5

Attention: Bonnie McCue, Corporate Officer

- By email to legislativeservices@fortstjohn.ca

Written comments received will be distributed to Council for their consideration at the meeting.

Those members of the public in attendance at the meeting will be allowed to make presentations to Council or to present written submissions respecting matters concerning the proposed amendment.

Residents can watch the Public Meeting live or as a recording on the City’s website (www.fortstjohn.ca), Facebook page (www.facebook.com/fortstjohn) or Youtube channel (www.youtube.com/cityfsj).

For more information about this bylaw amendment, contact the Planner I, at sloran@fortstjohn.ca or by telephone at 250-787-8157.



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